

This Instrument Prepared by:  
HUGH C. HENDERSON, ESQUIRE  
BURTRAM & HENDERSON  
3414 Old Columbiana Road  
Birmingham, AL 35226

Send Tax Notice to:  
Lisa Marie Flora  
3616 Hwy. 69  
Chelsea, AL 35043



20200602000220900 1/3 \$126.50  
Shelby Cnty Judge of Probate, AL  
06/02/2020 11:26:33 AM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION of: One and no/100s (\$1.00) DOLLAR, and other good and valuable consideration, I, HOMER BOYD FLORA, (herein referred to as Grantor, whether one or more), herein grants, bargains, sells and conveys unto LISA MARIE FLORA, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

This property is in the name of HOMER BOYD FLORA and JEANENE L. FLORA jointly with rights of survivorship. JEANENE L. FLORA has predeceased HOMER BOYD FLORA; therefore, HOMER BOYD FLORA is the sole owner of said property.

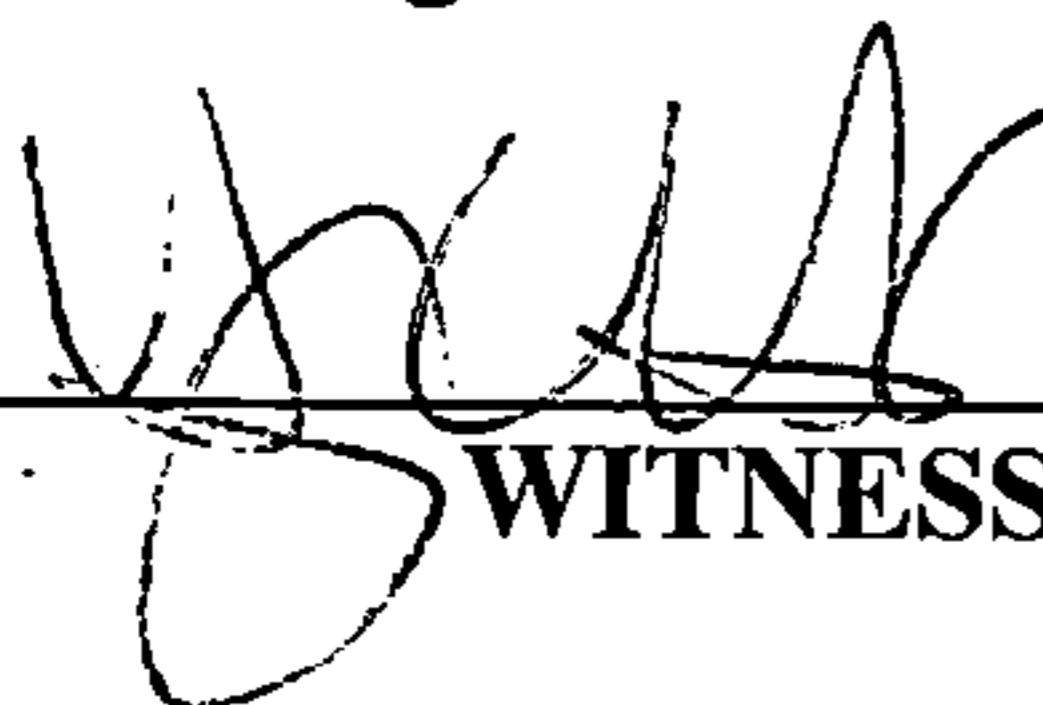
Subject to existing easements, conditions, restrictions, mortgages, encumbrances, taxes, rights of way, and defects of record.

SOURCE OF TITLE: Grantor.

TO HAVE AND TO HOLD Unto the said GRANTEEES, their heirs and assigns forever.

And we do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his, her, or their heirs, and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of  
May, 2020.

  
WITNESS

  
HOMER BOYD FLORA

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Barbara C. Phelps, a Notary Public, in and for said County and State, hereby certify that HOMER BOYD FLORA a, person, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily and of his own free will.

Given under my hand and official seal this 20 day of May, 2020.

Shelby County, AL 06/02/2020  
State of Alabama  
Deed Tax:\$98.50

  
NOTARY PUBLIC  
My Commission Expires on:  
January 10, 2024.

20200602000220900 2/3 \$126.50  
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## "EXHIBIT A"

A portion of the NW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 1 East, thence run South along the East line of said 1/4-1/4 section a distance of 58.25 feet to the South right-of-way line of U. S. Highway No. 280, and the point of beginning; thence continue in same direction along the East line of said 1/4-1/4 section a distance of 591.75 feet; thence turn an angle of 90 degrees 00 minutes 09 seconds to the right and run a distance of 330.0 feet; thence turn an angle of 89 degrees 59 minutes 51 seconds to the right and run a distance of 597.25 feet to the South right-of-way line of U. S. Highway 280; thence turn an angle 90 degrees 57 minutes 26 seconds to the right and run along said right-of-way line a distance of 330.04 feet to the point of beginning. Situated in the NW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

03/05/1997-06800  
09:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
062 RCD 35.00

Inst # 1997-06800

## Real Estate Sales Validation Form

Grantor's This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name  
Mailing Address

Lisa Flora  
3616 Hwy 69  
Chelsea AL

Grantee's  
Mailing Address

Homer Boyd Flores  
5164 Kirkwall  
Blount AL 35242

Property Address  
Street A1



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Date of Sale May 20<sup>th</sup> 2020  
Total Purchase Price \$ 1.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 98,220

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/2/20

Print Lisa Flora

Unattested

Sign

(verified by)

Lisa Flora

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1